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**MINUTES**  
**SAN DIEGO COUNTY PLANNING COMMISSION**  
**Regular Meeting - September 2, 2005**  
**DPLU Hearing Room, 9:00 a.m.**

The meeting convened at 9:01 a.m. and adjourned at 10:02 a.m.

**A. ROLL CALL**

**Commissioners Present:** Beck, Brooks, Kreitzer, Miller, Riess (in at 9:14 a.m.), Woods

**Commissioners Absent:** Day

**Advisors Present:** Pryor, Hulse, Esperance, Maxson, Nagem, Jones

**Staff Present:** Pryor, Hulse, Esperance, Hingtgen, Maxson, Nagem, Jones (recording secretary)

**B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of August 19, 2005.**

**Action:** Beck - Woods

Approve the Minutes of August 19, 2005.

Ayes: 4 - Beck, Brooks, Miller, Woods  
Noes: 0 - None  
Abstain: 1 - Kreitzer  
Absent: 2 - Day, Riess

**C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.

There were none.

**D. Formation of Consent Calendar:** Item 1

**SPA 05-005, Agenda Item 1:**

**1. Trammell Crow San Diego Development, Inc., East Otay Mesa Specific Plan Amendment (SPA) 05-005, Otay Mesa**

Proposed amendments to Subarea 1 of the East Otay Mesa Specific Plan to revise parking requirements so that they conform to the standards currently in place in Subarea 2. The East Otay Mesa Specific Plan area is generally located south of the Otay River Valley, north of the international border with Mexico, west of the San Ysidro Mountains and east of the City of San Diego and State Route 905 in the community of Otay Mesa.

**Staff Presentation:** Nagem

**Proponents:** 0; **Opponents:** 0

This Item is approved on consent.

**Action:** Beck - Miller

Ayes:	5 -	Beck, Brooks, Kreitzer, Miller, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	2 -	Day, Riess

**R04-026, Agenda Item 2:**

**2. Pamela F. Palisoul, Trustee, Zone Reclassification R04-026, Mountain Empire Subregional Planning Area**

**Proposed Zone Reclassification to allow the removal of the "A" Special Area Regulation Designator (Agricultural Preserve). The Board of Supervisors will consider a concurrent proposal to alter the existing boundary of Agricultural Preserve No. 30 to remove the subject parcels. There is no Williamson Act Contract on any of the subject parcels. The project site is 1,722 acres in size and has a General Plan Land Use Designation of (20) General Agriculture and is zoned A72. The property is located north of Interstate 8 on both sides of McCain Valley Road, south of Lost Valley, in the unincorporated community of Boulevard.**

**Staff Presentation:** Maxson

**Proponents:** 1; **Opponents:** 1

**Discussion:**

Staff informs the Commission that there are no future development or expansion plans for this property on file at this time; the applicant merely wishes to remove the parcels from the Agricultural Preserve Designation. Though the Boulevard Sponsor Group initially recommended approval of the Zone Reclassification as presented by the applicant, the Group's representatives recently voted to present a list of concerns about the proposal and onsite uses to the Planning Commission. These concerns include:

- Apparent zoning, building and grading violations resulting from construction onsite;
- Utilizing existing cottages for a drug and alcohol rehabilitation facility (Set Free Ministries) instead of farm labor housing;
- Utilization of an onsite airstrip in violation of the County's grandfather clause;
- An outdated sewage system and failed septic systems;
- Impacts on oak forests, riparian habitat and wetlands due to onsite construction;
- Loss or destruction of cultural artifacts onsite; and
- Impact on habitat for the Desert Bighorn Sheep;

**R04-026, Agenda Item 2:**

The applicant's representative explains that the property owners agreed to remove the "A" Special Area Regulation Designation as a condition of sale of the property. The Williamson Act contract expired approximately 25 years ago. Purchase of the property is in progress, and the prospective owners have invested a large amount of money in restoring the property.

The applicant's representative maintains that he was unaware of the Sponsor Group's concerns about the proposal until today. He explains that several meetings were held with the Group's members prior to them forming their recommendation that the Zone Reclassification be approved. The applicant's representative states all allowable onsite uses have been reviewed, all necessary Permits have been obtained, and any work done has been performed pursuant to the approved Permits. However, he is not sure whether Grading Permits exist. With respect to utilization of the existing airstrip, the applicant's representative explains that it has been in existence since the 1960s and is used by members of the property owner's family. He reiterates that the applicant is only attempting to restore the existing ranch.

The applicant's representative acknowledges that he is aware of an affiliation between the property owners and the Set Free Ministry operators. Regarding complaints about the number of people on the site, the applicant's representative reminds the Commission that there are no limits on how many employees can be on the property during renovations. The applicant's representative further states there are 12 existing cottages and a large meeting hall onsite that were at one time used by the San Diego Chargers and are now being used for farm employee housing. There is also a large meeting hall and an aircraft hanger, as well as many other structures onsite. Staff informs the Planning Commission that the Department is awaiting a written report from Code Enforcement personnel on the results of a visit to the project site on September 1, 2005.

The Planning Commissioners are not completely comfortable with the reasons provided by the applicant's representative for removal of the "A" Designation because - as the applicant's representative has indicted - its removal will not result in a change or expansion of onsite uses. The Commissioners also find it somewhat unusual that the applicant has invested so much money in restoring the property when it's sale has not been finalized, and they question whether the applicant is negotiating a lease of the site with the property owner or whether he's doing work on property he's not leasing.

**R04-026, Agenda Item 2:**

**Action:** Woods - Riess

Continue consideration of Zone Reclassification R04-026 to the meeting of September 30, 2005 to review concerns raised today by representatives of the Boulevard Sponsor Group, and to allow review of Code Enforcement's report.

**Discussion of the Action:**

Commissioner Beck requests that Staff return prepared to discuss whether farming operations must be currently underway to allow utilization of the existing cottages for farm employee housing; provide clarification of the definition of farm laborer; provide a determination as to whether the existing airstrip is grandfathered; address concerns regarding the adequacy of existing infrastructure; provide a determination as to whether there are existing grading violations and whether there has been an expansion of uses on the site; and provide a determination as to whether this property is a geographical component of the Desert Bighorn Sheep Recovery Project.

Commissioner Kreitzer remains somewhat concerned that the applicant requires so much equipment and so many facilities to operate a ranch with only 40 head of cattle. The applicant's representative clarifies that crops will also be grown on the property, and there will be other agricultural activities as well.

Ayes:	6 -	Beck, Brooks, Kreitzer, Miller, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Day

**Administrative:**

**E. Director's Report**

Report, as previously requested by the Planning Commission, on Condominium Conversion Tentative Maps. In response to discussions at the August 19, 2005 Planning Commission meeting, the verbiage "for new development" will be removed from regulations dealing with condominium conversions.

**F. Report on actions of Planning Commission's Subcommittees:**

There were none.

**G. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):**

Commissioner Riess will represent the Planning Commission at the September 28, 2005 Board of Supervisors meeting.

**H. Discussion of correspondence received by the Planning Commission:**

Commissioner Kreitzer reminds his fellow Commissioners that the annual California Counties Planning Commissioners Association (CCPCA) conference will be held in San Diego this year on October 28 and 29, 2005.

**Department Report:**

**I. Scheduled Meetings:**

July 22, 2005	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 5, 2005	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 19, 2005	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 2, 2005	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 16, 2005	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 30, 2005	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room
October 14, 2005	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 28, 2005	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 18, 2005	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 2, 2005	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 16, 2005	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 30, 2005	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room

There being no further business to be considered at this time, the Chair-person adjourned the meeting at 10:02 a.m. to 9:00 a.m. on September 16, 2005 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.